005.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,000,600 /	1,000,600
USE VALUE:	1,000,600 /	1,000,600
ASSESSED:	1,000,600 /	1,000,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59	-61	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALTERIO CAROLINE
Owner 2:	PALESTER JOHN
Owner 3:	
Street 1:	61 CHANDLER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALTERIO CAROLINE -
Owner 2:	PALESTER JOHN -
Street 1:	61 CHANDLER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,450 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3112 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6450.000	504,700	5,100	490,800	1,000,600
Total Card	0.148	504,700	5,100	490,800	1,000,600
Total Parcel	0.148	504,700	5,100	490,800	1,000,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.53 | /Parcel: 321.5

Legal Description

User Acct 4827

GIS Ref

GIS Ref

Insp Date 10/14/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 005.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	504,900	5100	6,450.	490,800	1,000,800	1,000,800	Year End Roll	12/18/2019
2019	105	FV	390,600	5100	6,450.	521,500	917,200	917,200	Year End Roll	1/3/2019
2018	105	FV	390,600	5100	6,450.	380,400	776,100	776,100	Year End Roll	12/20/2017
2017	105	FV	367,800	5100	6,450.	331,300	704,200	704,200	Year End Roll	1/3/2017
2016	105	FV	367,800	5100	6,450.	282,200	655,100	655,100	Year End	1/4/2016
2015	105	FV	330,300	5100	6,450.	276,100	611,500	611,500	Year End Roll	12/11/2014
2014	105	FV	330,300	5100	6,450.	227,000	562,400	562,400	Year End Roll	12/16/2013
2013	105	FV	342,700	5100	6,450.	216,000	563,800	563,800		12/13/2012

!515!

PRINT

Date	Time
12/10/20	16:17:35

LAST REV

Date	Time
11/06/17	09:32:16

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 515

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALTERIO BRIAN	30842-491		11/8/1999	Family		No	No		
PALESTER JOHN	23896-180		11/15/1993			No	No		F

USER DEFINED

Prior Id # 1:	4827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	837	New Wind	12,463	C				
12/13/2010	2404	Re-Roof	8,800					
5/6/2009	309	New Wind	6,783					

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/9/2009	Meas/Inspect	163	PATRIOT
3/27/2000	Inspected	263	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6450		Sq. Ft.	Site		0	80.	0.95	1									490,799						490,800	

Total AC/HA: 0.14807 | Total SF/SM: 6450 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 490,799 | Spl Credit | Total: 490,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98740357
Const Adj.:	0.97029907
Adj $ / SQ:	162.873
Other Features:	157750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731413
Depreciation:	226738
Depreciated Total:	504675

COMMENTS

IN-LAW IN HST.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 5			Baths: 3				HB		

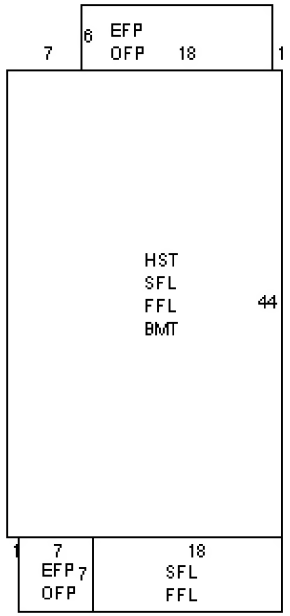
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
1	3	1	
Totals			
3	15	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	162.87
Special Features:	0	Val/Su Net:	110.44
Final Total:	504700	Val/Su SzAd	162.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,270	162.870	206,849
SFL	Second Floor	1,270	162.870	206,849
BMT	Basement	1,144	48.860	55,898
HST	Half Story	572	162.870	93,163
EFP	Enclos Porch	157	43.240	6,789
OFP	Open Porch	157	26.210	4,115

Net Sketched Area: 4,570 | Total: 573,663

Size Ad 3112 | Gross Are 5142 | FinArea 3112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100